

PLANNING COMMISSION REPORT



MEETING DATE: October 22, 2003

ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Mountainside Plaza Fitness Center

REQUEST

Request to approve a conditional use permit for a health studio on a 3.5 +/- acre parcel located at 10855 N 116th Street (Northeast corner of Shea Blvd & 116th St) with Highway Commercial Planned Community District (C-3 PCD) zoning.

23-UP-2003

Key Items for Consideration:

- On-site parking is sufficient for the proposed use.
- The facility will not significantly increase traffic in this area.
- The use is compatible with adjacent uses and offers a service to the surrounding area.

OWNER

Glenwood Development Company
480-775-4650

APPLICANT CONTACT

B.J. Peters
The Peters Design Group, Inc.
602-765-8480

LOCATION

10855 N 116th St

BACKGROUND

Site Case History.

- 15-ZN-1977: Site zoned Highway Commercial Planned Community District (C-3 PCD) for commercial development.
- 19-ZN-1987: Amendment of site plan and stipulations of case 125-ZN-1985 to add 1.27 acres of Highway Commercial Planned Community District (C-3 PCD) zoning.
- 45-DR-2003: Site plan approval for commercial/office center.

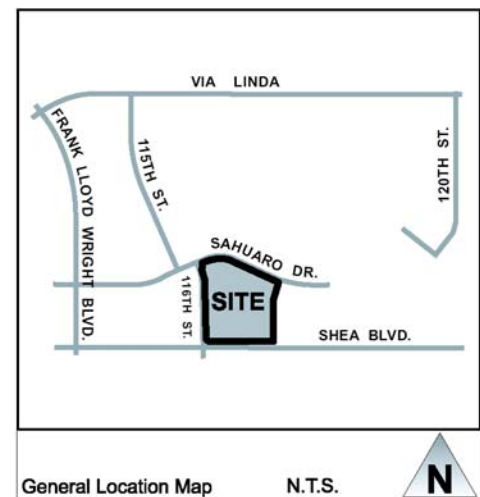
General Plan.

The Shea Area Plan was put in place in 1993 and encourages commercial service uses along Shea Boulevard.

Context.

This site is located at the northeast corner of 116th Street and Shea Boulevard. The surrounding property includes the following:

- North and East – Multi-family residential apartments and town homes,



- zoned Multiple-family Residential Planned Community District (R-5 PCD) and Townhouse Residential Planned Community District (R-4 PCD)
- South – Office and single-family residences, zoned Service-Residential Planned Community District (S-R PCD), and Single-family Residential Planned Community District (R1-43 PRD)
- West – Self storage facility, zoned Highway Commercial Conditional Planned Community District (C-3(C) PCD)

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The applicant proposes to operate a 35,000-square foot health studio that includes aerobics, cardiovascular equipment, biking, and free weight areas, lockers/changing rooms, and restrooms.

IMPACT ANALYSIS

Traffic.

Traffic resulting from the construction of this commercial center was previously evaluated as part of the 2002 approval of case 19-ZN-1987#3 rezoning request for the site. A traffic study, including this use, was done for the site and the traffic issues were settled at that time. The major traffic stipulation of that case required Frank Lloyd Wright median storage lengthening southbound at the Sahuaro Drive intersection.

The health studio trips represented 13% of the overall center's daily trips and 18% of the am peak hour trips and 10% of the pm peak hour trips. The actual number of trips from the center per day will be reduced by over 1,000 due to internal interaction between uses within the shopping center.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - ***This use does not generate smoke, odor, dust, vibration or illumination.***
 - ***There are no external speakers. Noise from operations will be contained within the building.***
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - ***The traffic generation demonstrates that the use will not generate adverse traffic impacts.***
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - ***The project narrative and file contents do not lead to any other factors that could be materially detrimental to the public.***

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- ***The use occurs entirely within an enclosed building and the operational characteristics will be compatible with the surrounding uses.***
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
- No additional conditions are specified in the Zoning Code.***

Community Involvement.

The applicant has sent letters to nearby property owners informing them of this proposed use and has received no calls or letters in response. During the construction of the commercial building, staff received some calls from property owners regarding the building height. The callers expressed concerns about loss of viewsheds and undeveloped land. There have been no concerns expressed regarding the health studio use.

Community Impact.

This is a new fitness center for this part of the City. There are no nearby fitness centers. Membership is available to the general public and to both individuals and families. No conflicts or problems are anticipated with adjacent land uses.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Kira Wauwie
Project Coordination Manager
480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY

Kira Wauwie
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Traffic Impact Summary
7. Citizen Involvement
8. Site Plan



Scottsdale

PROJECT NARRATIVE



- ☐ Rezoning ☐ Other
- ☒ Use Permit
- ☐ Development Review
- ☐ Master Sign Programs
- ☐ Variance

Case # 23-UP-03 / 253-PA-01
 Project Name Mountainview Fitness Center
 Location NEC Shea/116th St.
 Applicant B.J. Peters
The Peters Design Group

SITE DETAILS

Proposed/Existing Zoning: C3, SR
 Use: Commercial Center
 Parcel Size: 3.45/12.192
☒ Gross Floor Area ☐ Total Units: 35,905/112,571 s.f.
☒ Floor Area Ratio ☐ Density: 19.57 s.f./a

Parking Required: 483
 Parking Provided: 543
 # Of Buildings: 1/10
 Height: 24' / 18'
 Setbacks: N- 0 S- 20
 (road) E- 50 W- 0

In the following space, please describe the project or the request

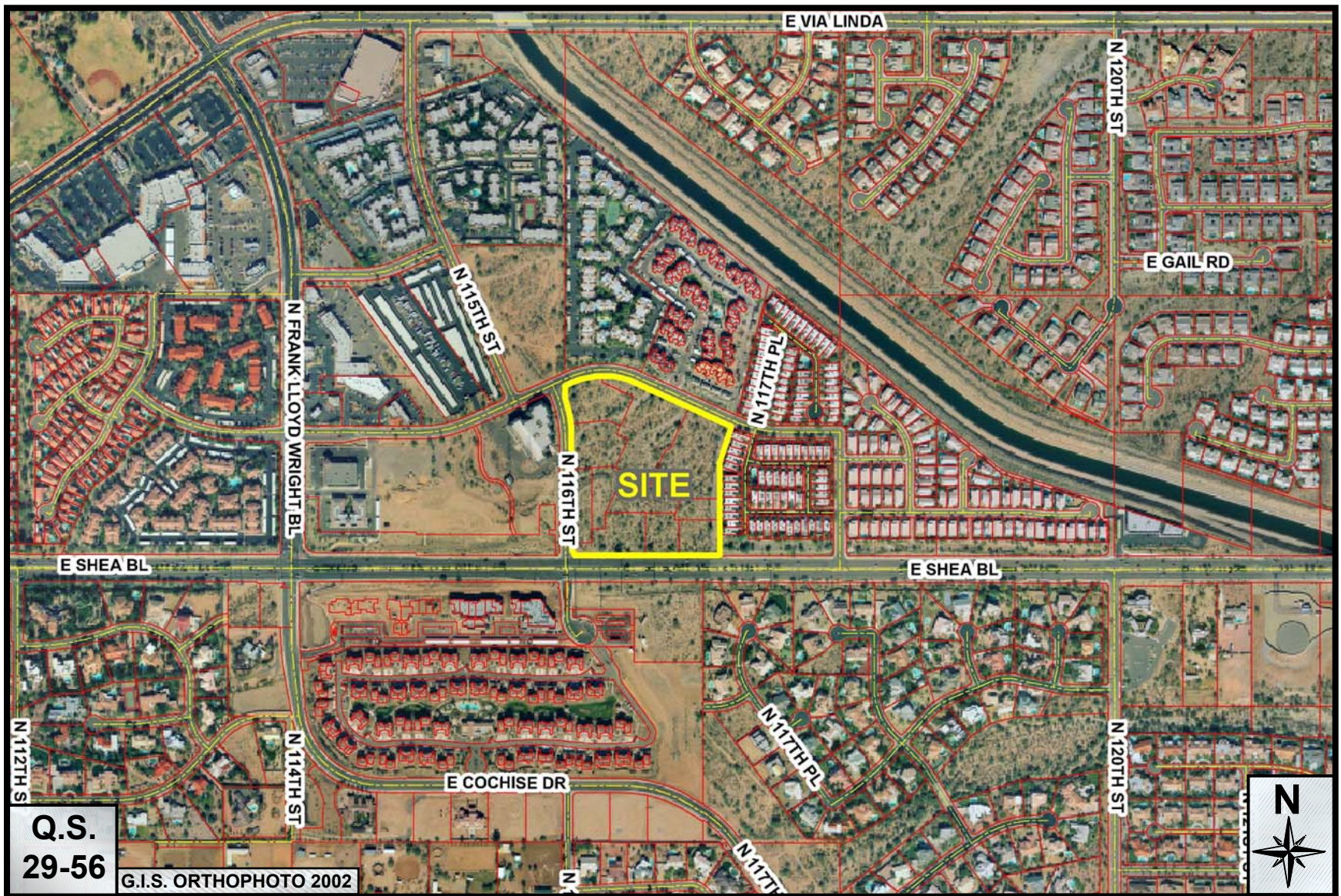
MOUNTAINVIEW PLAZA PROJECT NARRATIVE

Mountainside Plaza will be a mixed-use commercial center supplying needed services to the surrounding neighborhood while blending gently into the existing environment and terrain. The current application is for a conditional Use Permit for Mountainside Fitness Center.

The site is zoned C-3 PCD on the north 7.25 acres and the southern portion is zoned SR- PCD. The Mountainside Fitness Center will occupy the 3.45 acre parcel 2 of the mixed-use commercial center which occupies land in both zoning districts. The Mountainside Fitness Center building will be located entirely within the C-3 zoning district on the north side of the center.

Phase One of the site plan approved for the site will develop a 35,905 square foot single story Mountainside Fitness Center, a 17,800 square foot retail shops building (also expected to house some neighborhood restaurant uses) and a 6,000 square foot office building. Phase Two will add two drive-through restaurant uses, a 7,900 square foot retail shops building, two more 6,000 square foot office buildings, and a 6,000 square foot bank building. Phase Three is proposed to finish the project with a Postal Office service and distribution which is sorely needed by the neighborhood and surrounding district of east Scottsdale.

The building architecture will be adobe style stucco and timber in varying shades of earth tones set among a multitude of re-located native trees and shrubs with other compatible plantings to blend with the neighborhood architecture and existing terrain. The end effect of the project will add a diversity of commercial services to the neighborhood, while substantially reducing the impact on the adjacent residents, when compared with the existing approved site plan.



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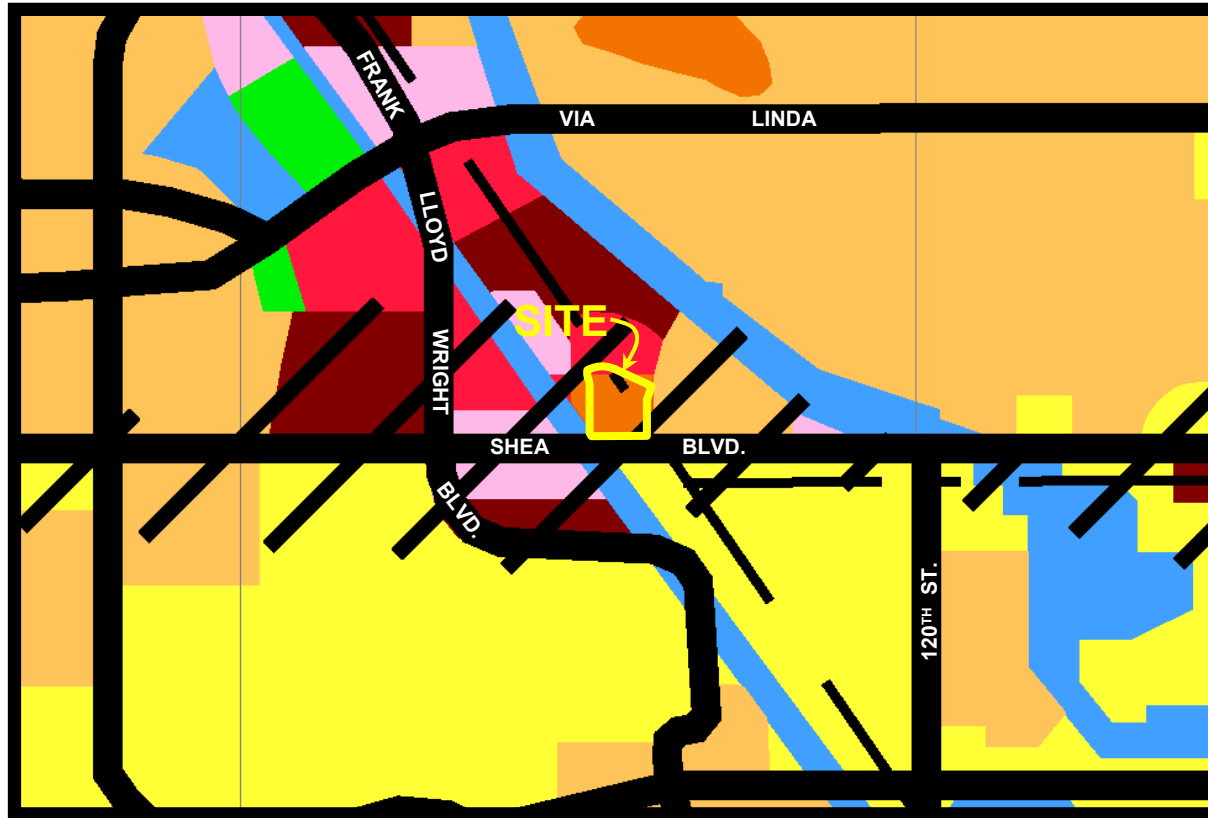
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




Mountainside Plaza

23-UP-2003

ATTACHMENT #2

GENERAL PLAN



- | | | | |
|---|---|---|--|
|  | Rural Neighborhoods |  | Commercial |
|  | Suburban Neighborhoods |  | Office |
|  | Urban Neighborhoods |  | Employment |
|  | Mixed-Use Neighborhoods |  | Natural Open Space |
|  | Resorts/Tourism |  | Developed Open Space (Parks) |
|  | Shea Corridor |  | Developed Open Space (Golf Courses) |
|  | Mayo Support District |  | Cultural/Institutional or Public Use |
|  | Regional Use District |  | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
|  | McDowell Sonoran Preserve (as of 3/2002) | | |
|  | Recommended Study Boundary of the McDowell Sonoran Preserve | | |
|  | City Boundary | | |



23-UP-2003

ATTACHMENT #3

STIPULATIONS FOR CASE 23-UP-2003

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by The Peters Design Group and dated 05/30/02. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.

23-UP-2003
Mountainside Fitness Health Studio
SE Corner 116th and Sahuarro

Traffic Summary

The health studio is part of a zoning case for a shopping center, Mountainside Plaza, approved by the City Council in October of 2002. A traffic study by Kimley-Horn was done for the site and the traffic issues were settled at that time. The findings and stipulations are in Case 19-ZN-1987#3. The major traffic stipulation of that case required Frank Lloyd Wright median storage lengthening southbound at the Sahuarro Drive intersection.

The traffic impact analysis **determined that the proposed specific mix of land uses would generate 11,872 trips on a typical weekday, 748 of which would occur during the A.M. peak hour and 1294 of which would occur during the P.M. peak hour.** The health studio use of the 35,905 square feet of space was part of the specific mix evaluated in the traffic study and approved by case 19-ZN-1987#3. The health studio trips represented 13% of the overall center's daily trips and 18% of the am peak hour trips and 10% of the pm peak hour trips. The actual number of trips from the center per day will be reduced by over 1,000 due to internal interaction between uses within the shopping center.

LAND USE	MOUNTAINSIDE FITNESS CENTER Total Trips Generated						
	DAILY	A.M. PEAK HOUR			P.M. PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Health Studio	1,436	34	23	57	78	51	129
Overall Center	11,204	395	313	708	604	637	1,241

This health studio use was included in the 2002 approval and no further traffic stipulations are required for this conditional use application.

23-UP-2003
Mountainside Plaza Fitness Center

Attachment #7. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

PROJECT DATA
 1. EXISTING LOT LINES AND CORNERS TO BE MAINTAINED.
 2. EXISTING LOT LINES AND CORNERS TO BE MAINTAINED.
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 10. EXISTING LOT LINES AND CORNERS TO BE MAINTAINED.

PROJECT ROSTER

DESIGNER GLENWOOD DEVELOPMENT COMPANY
 1000 S. 10TH STREET, SUITE 200
 SCOTTSDALE, AZ 85260
 CONTACT: JEFF GUNN

OWNER SHEA BETH LLC
 AN ARIZONA LIMITED LIABILITY COMPANY
 1000 S. 10TH STREET, SUITE 200
 SCOTTSDALE, AZ 85260
 CONTACT: JEFF GUNN

ARCHITECT THE PETERSON DESIGN GROUP, INC.
 1000 S. 10TH STREET, SUITE 200
 SCOTTSDALE, AZ 85260
 CONTACT: JEFF GUNN

ENGINEER KIMBLE, KAHN & ASSOCIATES, INC.
 1000 S. 10TH STREET, SUITE 200
 SCOTTSDALE, AZ 85260
 CONTACT: JEFF GUNN

LANDSCAPE ARCHITECT LVA LANDSCAPE DESIGN STUDIO, LLC
 1000 S. 10TH STREET, SUITE 200
 SCOTTSDALE, AZ 85260
 CONTACT: JEFF GUNN

STRUCTURAL ENGINEER CHARLES T. KELLEY, SCOTT, INC.
 1000 S. 10TH STREET, SUITE 200
 SCOTTSDALE, AZ 85260
 CONTACT: JEFF GUNN

Mechanical ENGINEER MECHANICAL DESIGN, INC.
 1000 S. 10TH STREET, SUITE 200
 SCOTTSDALE, AZ 85260
 CONTACT: JEFF GUNN

ELECTRICAL ENGINEER VANDERBILT DESIGN GROUP, INC.
 1000 S. 10TH STREET, SUITE 200
 SCOTTSDALE, AZ 85260
 CONTACT: JEFF GUNN

LEGAL DESCRIPTION:

MOUNTAINSIDE PLAZA, A PORTION OF THE WEST HALF OF THE
 SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST,
 IN THE 2ND & 3RD RANGES, MCDOWELL COUNTY, ARIZONA.

